Davidson County DEEDWARR
Recvd: 05/05/17 16:28 3 pgs
Fees:18.00 Taxes:447.70
20170505-0045132

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 121,000.00

Affiant Signature

Subscribed and sworn to before me on this the 4th day of May, 2017.

Notary Public

My Commission expires 10 / 7 / 19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Edward Cherrington
P.O. Box 1281
Goodlettsville, TN 37070
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 04310004300

WARRANTY DEED

17NT00122

Effective the 4th day of May, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ANNE M. THOMSON AND CHRISTOPHER C. THOMSON, A MARRIED COUPLE

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

EDWARD CHERRINGTON

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTH PART OF LOT NO. 24 AND THE NORTHWEST PART OF LOT NO. 25 ON THE MAP OF O.R. BIXLER'S PROPERTY, NOT OF RECORD AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF HANKINS STREET AT THE NORTHWEST CORNER OF LOT NO. 24, BEING 200 FEET NORTH OF OLD HICKORY BOULEVARD; THENCE EASTERLY 130 FEET TO A POINT IN THE NORTH LINE OF LOT NO. 25, WHICH IS 30 FEET EAST OF THE CORNER OF LOTS NOS. 24 AND 25 THENCE SOUTHERLY PARALLEL TO THE EASTERLY MARGIN OF HANKINS STREET, 50 FEET TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO MELVIN LEE HENRY AND WIFE, BY DEED FROM C.N. SMITH, THE WIFE, OF RECORD IN BOOK 1335, PAGE 90, REGISTER'S OFFICE FOR SAID COUNTY; THENCE EASTERLY ALONG HENRY'S NORTH LINE, 8 FEET TO A POINT WHICH IS 50 FEET WEST OF THE CORNER OF LOTS NOS. 24 AND 25, BEING HENRY'S NORTHWEST CORNER, AND THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO H.L. HARLAN AND WIFE, BY DEED OF RECORD IN BOOK 1281, PAGE 146, SAID REGISTER'S OFFICE; THENCE ALONG HARLAN'S NORTH LINE, SOUTHWESTERLY 51 FEET TO THE EASTERLY MARGIN OF HANKINS STREET; THENCE WITH THE MARGIN OF THE SAME NORTHERLY 60 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO \ANNE M. THOMSON AND CHRISTOPHER C. THOMSON, A MARRIED COUPLE\ BY \QUIT CLAIM\ FROM \ANNE M. THOMSON, MARRIED\ AS RECORDED \12-29-15\ AT INSTRUMENT NO. \20151229-0130566\.

BEING THE SAME PROPERTY CONVEYED TO \ANNE M. THOMSON\ BY \WARRANTY DEED\ FROM \WIESLAW MATEJKO AND JULIE MATEJKO, HUSBAND AND WIFE\ AS RECORDED \2-19-15\ AT INSTRUMENT NO. \20150219-0014483\.

This is improved property commonly known as \102 HANKINS STREET, MADISON, TN 37115\.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 4th day of May, 2017.

Anne M. Thomson

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Anne M. Thomson, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 4th day of May, 2017.

James A. Farley
Notary Public

My commission expires: 5-26-20

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Chris C Thomson
Christopher C. Thomson

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Christopher C. Thomson, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 4th day of May, 2017.

James A. Farley
Notary Public

My commission expires: 5-26-20

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY